

Dated: July 24, 2018



Eddward P. Ballinger Jr.
 Eddward P. Ballinger Jr., Bankruptcy Judge

THE LAW OFFICE OF
KELLY G. BLACK, PLC
 1152 E Greenway St, Ste 4
 Mesa, AZ 85203-4360
 P (480) 639-6719
 F (480) 639-6819
 kgb@kellygblacklaw.com
 Attorneys for Bajo Enterprises
 By: Kelly G. Black, No. 016376

UNITED STATES BANKRUPTCY COURT
DISTRICT OF ARIZONA

In re: **The Carwasher, Inc.**
Bajo Enterprises
Raymond Coy Lindblom
Kathleen Lindblom

X

2:13-bk-13417-EPB, Chapter 11
2:13-bk-13419-EPB
2:14-bk-01011-EPB

(Jointly Administered)

Debtors

Bajo Enterprises,

Plaintiff,

vs.

Mark S. Willis; Katherine G. Kirts aka Kay Kirts; Darrell Slade as Trustee of the Franklin Leo Willis Testamentary Trust; Unknown beneficiaries and successor trustees of the Franklin Leo Willis Testamentary Trust; Elizabeth Carlson; Jennifer L. Willis; Stephen K. Willis; Unknown heirs, executors, administrators, devisees, trustees, successors and assigns of Shirell Dean Willis or Janyce K. Willis; and Unknown beneficiaries and successor trustees of the Trust Agreement of Shirell D. Willis and Janyce K. Willis dated September 29, 1982,

Defendants.

Adv. No.: **2:17-ap-00173-EPB**

Order Authorizing Sale of Property and Distribution of Proceeds

IT IS ORDERED

1. Authorizing the Plaintiff to take possession of and sell the Bajo Property, further described as follows:

1 Lot 1, Block 2, BOND ACRES, according to Book 46 of Maps, page 3, records of
2 Maricopa County, Arizona,
3 excepting a 4' x 53' portion further described in the Warranty Deed recorded in the office
4 of the Maricopa County Recorder on October 17, 2003 at 2003-1454202,

5 free and clear of all liens, encumbrances, claims and interests, with all such liens, encumbrances,
6 claims and interests to attach to the sale proceeds in the same order, priority and validity that
7 presently exist, subject to all claims of the Plaintiff and excepting such easements, rights of way,
8 restrictions or other valid exceptions to title to which Plaintiff and its buyer may consent;

9 2. Authorizing the Plaintiff to sell the Bajo Property free of the interests of the
10 following (the Potential Co-Owners):

- 11 a. Mark S. Willis;
- 12 b. Katherine G. Kirts aka Kay Kirts and listed in Plaintiff's schedules as Kay
13 Kirtz;
- 14 c. Darrell Slade as Trustee of the Franklin Leo Willis Testamentary Trust;
- 15 d. Unknown beneficiaries and successor trustees of the Franklin Leo Willis
16 Testamentary Trust;
- 17 e. Elizabeth Carlson;
- 18 f. Jennifer L. Willis;
- 19 g. Stephen K. Willis;
- 20 h. Unknown heirs, executors, administrators, devisees, trustees, successors
21 and assigns of Shirell Dean Willis or Janyce K. Willis; and
- 22 i. Unknown beneficiaries and successor trustees of the Trust Agreement of
23 Shirell D. Willis and Janyce K. Willis dated September 29, 1982;

24 3. Authorizing the Plaintiff to disburse the proceeds from the sale of the Bajo
25 Property as follows:

- 26 a. first, to pay the costs and expenses of the sale;
- 27 b. second, to pay all real estate and personal property taxes and assessments
28 outstanding and unpaid at the time of the sale; and

1 c. third, to distribute the net proceeds from the sale as follows: $\frac{3}{4}$ to Bajo
2 Enterprises and $\frac{1}{4}$ to Mark S. Willis as personal representative of the estate of Janyce K.
3 Willis;

4 4. Directing the Plaintiff to make no other distributions of the sale proceeds without
5 prior order of this Court; and

6 5. Finding under § 363(m) that the available facts suggest that Carwasher entered
7 into the contract in good faith.

8 SIGNED AND DATED ABOVE.

9 Order Approving Sale.docx
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